



**23 FOXGLOVE CLOSE, WOKINGHAM, BERKSHIRE, RG41 3NF**  
**£735,000 FREEHOLD**

**SITUATED IN ONE OF WOKINGHAM'S MOST SOUGHT AFTER DEVELOPMENTS IS THIS 4 BEDROOM DETACHED FAMILY HOME OFFERED TO THE MARKET WITH NO ONWARD CHAIN.**

**Winkworth**

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## DESCRIPTION:

Situated in one of Wokingham's most sought after developments is this 4 bedroom detached family home offered to the market with no onward chain.

The property comprises entrance hall with storage, family room/office, cloakroom, living room with open fireplace and bay window, dining room, conservatory and kitchen and utility room. To the first floor there are four bedrooms, with built in wardrobes to three bedrooms and two bathrooms with the master bedroom suite having an en suite shower room.

The front is open plan with driveway to the side providing parking for two vehicles with the remainder laid out as lawn and mature shrubs. There is a double garage which has side access from the garden. Gated side access leads to a secluded rear garden comprising patio with the rest laid to lawn and enclosed by timber fencing.

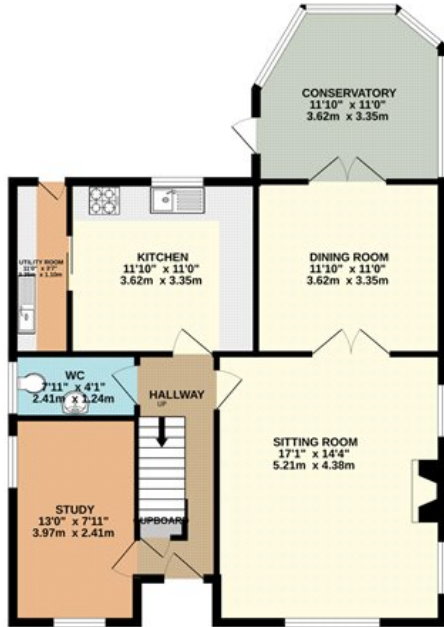
Foxglove Close is located just 2 miles from the popular market town centre of Wokingham with its numerous, restaurants, bars, pubs, shops and amenities and local train station with direct links to London Waterloo. You also have a number of outstanding local schools within one mile of the property including the hugely popular Forest School, The Holt, and Emmbrook.

## AT A GLANCE

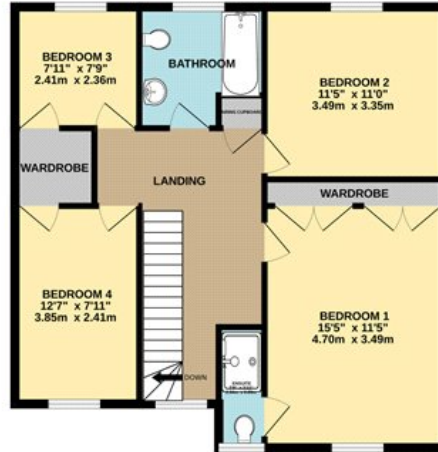
- Four Bedrooms
- Three Reception rooms
- Kitchen and utility room
- Detached double garage
- Corner plot
- No Chain
- Broadband 22Mbps
- Council tax band F Wokingham
- Satellite/ Fibre TV Availability
- Mobile coverage Virgin, Vodafone, EE & O2



GROUND FLOOR  
866 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 1597 sq.ft. (148.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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